

301 College St.
Greenville, SC

FILED
GREENVILLE CO. S. C.

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APR 27 2 15 PM '79

DONNE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 26th day of April, 1979, between the Mortgagor, David Earl Helms & Marie L. Helms, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

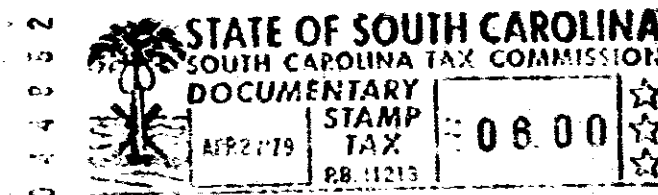
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No/100----- (\$15,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1999.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, within the City of Greer, being known and designated as Lot 11 and a portion of Lot 10, on Plat of WESTMORELAND CIRCLE, and recorded in the RMC Office for Greenville County, S.C. in Plat Book H at Page 143, and having, according to a more recent plat prepared by Carolina Surveying Co., dated April 23, 1979, and recorded in the RMC Office for Greenville County, S.C. in Plat Book 1-E at Page 13, the following metes and bounds, to-wit:

BEGINNING at a nail and cap at the intersection of Lanford Street and West Arlington Avenue and running thence with the Eastern side of Lanford Street, N. 15-35 E. 113.2 feet to an iron pin; thence N. 72-30 E. 67.4 feet to an old iron pin; thence S. 16-22 W. 10.8 feet to an old iron pin; thence S. 73-20 E. 19.6 feet to an old iron pin; thence S. 16-39 W. 134.3 feet to an iron pin on the Northern side of West Arlington Avenue; thence with the Northern side of said Avenue, N. 52-01 W. 91.2 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of Tony Bennett and Jill Bennett, of even date, to be recorded herewith.



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which has the address of 502 West Arlington Avenue, Greer, South Carolina
(Street) (City)
(herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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